106.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	908,000	/	908,000
USE VALUE:	908,000	/	908,000
ASSESSED:	908,000	/	908,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JESURAJ RAJESH KUMAR
Owner 2:	JOSEPH REBEECA JOHN
Owner 3:	
Street 1:	110 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACDONALD REGIS M -
Owner 2:	-
Street 1:	110 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .229 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1937, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9982.000	341,000	400	566,600	908,000
Total Card	0.229	341,000	400	566,600	908,000
Total Parcel	0.229	341,000	400	566,600	908,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.03 /Parcel: 374.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67803
GIS Ref	
GIS Ref	
Insp Date	04/12/21

!8358!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,000	400	9,982.	566,600	908,000		Year end	12/23/2021
2021	101	FV	356,200	400	9,984.	629,600	986,200		Year End Roll	12/10/2020
2020	101	FV	356,200	400	9,984.	629,600	986,200	986,200	Year End Roll	12/18/2019
2019	101	FV	263,400	400	9,984.	629,600	893,400	893,400	Year End Roll	1/3/2019
2018	101	FV	262,700	400	9,984.	539,600	802,700	802,700	Year End Roll	12/20/2017
2017	101	FV	262,700	400	9,984.	503,700	766,800	766,800	Year End Roll	1/3/2017
2016	101	FV	262,700	400	9,984.	431,700	694,800	694,800	Year End	1/4/2016
2015	101	FV	237,100	400	9,984.	386,700	624,200	624,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:11:35

LAST REV

Date	Time
09/09/21	10:37:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8358

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD REGIS	1560-93	1	7/27/2020		876,000	No	No		
RILEY DANIEL V-	1405-54		9/15/2011		595,000	No	No		
SHELDON SYLVIA	1106-56		1/14/1993		252,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	370	Redo Bat	40,000	C				
5/24/2016	668	Redo Kit	39,000					remodel Kitchen
4/28/2014	402	Heat App	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2021	Measured	DGM	D Mann
9/9/2020	SQ Mailed	MM	Mary M
9/27/2019	Permit Visit	DGM	D Mann
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
12/15/2011	MLS	EMK	Ellen K
12/15/2011	MLS	EMK	Ellen K
6/18/2009	Measured	189	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9982		Sq. Ft.	Site		0	70.	0.81	4			Golf co	25	Ledge	-10			566,577						566,600	

Total AC/HA:	0.22916	Total SF/SM:	9982	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	566,577	Spl Credit		Total:	566,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21270084
Const Adj.:	0.93292660
Adj $ / SQ:	107.479
Other Features:	126852
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463283
Depreciation:	122307
Depreciated Total:	340976

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

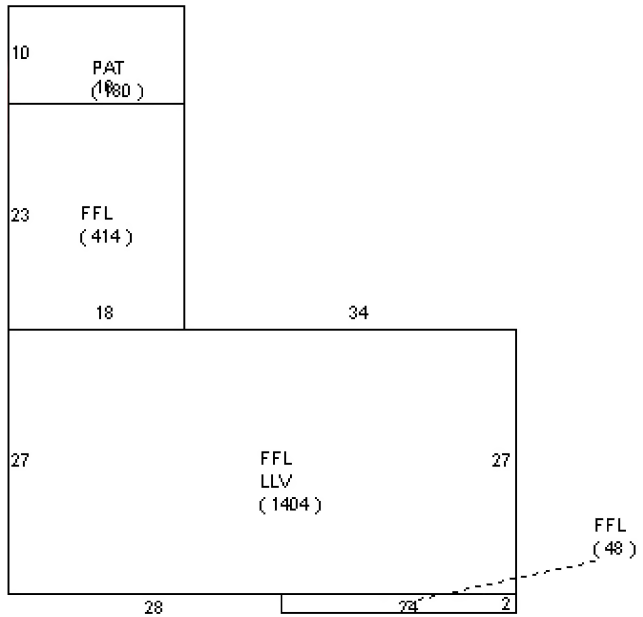
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	118.23
Special Features:	0	Val/Su Net:	98.84
Final Total:	341000	Val/Su SzAd	182.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,866	107.480	200,556
LLV	Lower Level	1,404	66.260	93,030
PAT	Patio	180	4.040	728

Net Sketched Area:	3,450	Total:	294,314
Size Ad	1866	Gross Area	3450	FinArea	2428
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X20	A	AV	1960	5.38	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc